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Design and Access Statement for Householders in Conservation Areas.

Town and Country Planning Act 1990.
Planning and Compulsory Purchase Act 2004.
Town and Country Planning(General Development Procedure)Order 1995

In conservation areas it is necessary to submit a design and access statement to show that any development within the curtilage of a dwelling is compatible with the design of the main dwelling and surrounding development.
This form is to provide the minimum information to demonstrate the acceptability of the design.

1 Describe the setting and design of the main dwelling, any other buildings in the curtilage and the surrounding development.

1925 stone & render / pebbledash 4 bedroomed detached house & garage set in it's own garden with drive through gate on the North East corner leading to the garage & front of the house

2 Explain how the proposal relates to the main dwelling and to the other buildings in the area, the street scene. Give details of the proposed external materials, walls, roof, doors windows, any hard surfacing or hard standing.

The proposal relates to the replacement of the existing windows with hardwood double glazed windows painted white. The design of these windows is the same as the existing fitted to the building except for the lounge bay on the west (rear) elevation of the property which is being returned to the PTO

3 Explain any measures proposed to protect the amenity of neighbours.

The proposal has no impact on the amenitigs of the neighbours.

4 Describe the existing access to the dwelling and any proposed changes to it.

Access to the property is by the drive at the North East corner of the property which leads to the front & side doors. There is no change to this access in this proposal.

2. Continued.

original
~~existing~~ design similar to the existing dining room bay window on the East (front) elevation of the property.

The change is being made primarily to reduce the heat loss & increase the comfort level in the house but also to return the lounge bay to the original design.

As such the replacement is sympathetic & will return the windows to the original design throughout.